

Minutes – Standing Policy Committee on Finance – June 5, 2018

REPORTS

Item No. 7 North District Police Station (NDPS) & Archival and Exhibit Building

STANDING COMMITTEE DECISION:

The Standing Policy Committee on Finance concurred in the recommendation of the Winnipeg Public Service and received the report as information.

Minutes – Standing Policy Committee on Finance – June 5, 2018

DECISION MAKING HISTORY:

Moved by Councillor Lukes,

That the report of the Winnipeg Public Service be received as information.

Carried

ADMINISTRATIVE REPORT

Title: North District Police Station (NDPS) & Archival and Exhibit Building,
Project ID: 6322003016,
Quarterly Project Status Report No. 1
For the Period Ended 3/31/2018

Critical Path: Standing Policy Committee on Finance

AUTHORIZATION

Author	Department Head	CFO	CAO
B. Piniuta	J. Kiernan	M. Ruta	D. McNeil

EXECUTIVE SUMMARY

Project On Schedule: Yes No

Project On Adopted Budget: Yes No

Percent of Schedule Complete:

Percent of Adopted Budget Spent:

The subject project is awaiting direction pending a forthcoming report to Standing Policy Committee on Property and Development, Heritage and Downtown Development tentatively advancing in June 2018, which will include a status update and a recommendation concerning the selection and procurement of a project development site.

The Advisory Committee has reviewed this report and recommends that the report be sent to the Standing Policy Committee on Finance.

RECOMMENDATIONS

That the financial status of the North District Police Station (NDPS) & Archival and Exhibit Building, as contained in this report, be received as information.

REASON FOR THE REPORT

The Asset Management Administrative Standard FM-004 requires all projects with a total estimated cost of \$22 million (2018) or more report quarterly to the Standing Policy Committee on Finance. This threshold is adjusted annually for construction inflation as

part of the annual Capital Budget approval. The Standing Policy Committee on Finance may also request reporting on any capital project.

IMPLICATIONS OF THE RECOMMENDATIONS

No implications.

HISTORY/DISCUSSION

See Appendix C – Key Project Events (History)

Design stage

Design of the NDPS is at the 75% completion stage as the station will be utilizing the previously designed and constructed East and West District Police Station designs. Design analysis/confirmation of current Building Code compliance remains pending. As of the reporting period end date, the design of the Archival and Exhibit Building has not been initiated. No site development design has been initiated as there is at present no identified development site for the project.

The Public Service is currently in the process of determining a suitable location for the North District Police Station after concerns were raised regarding the use of the Old Exhibition Grounds for site development. A report is being submitted to the Standing Policy on Property and Development, Heritage and Downtown Development at its meeting scheduled for June 8, 2018 for further direction.

Table 1 – Contracts

Contracts							
Bid Opportunity #	Company Name	Description	Original Contract Award Value (GST & MRST extra as applicable)	Total Approved Over-Expenditures (Over-Expenditure amount only)	Date of Award	Date of Total Completion	Estimated % Complete
N/A			\$ -	\$ -			
			-	-			
			-	-			
			-	-			
			-	-			
		Total	\$ -	\$ -			

Upcoming Procurements:

Description	Anticipated Award Date
N/A	

Schedule

Schedule will be determined once a location has been determined.

Table 2 – Milestones

Milestones					
Deliverable		Original Targeted Completion Date	Revised Targeted Completion Date	Actual Completion Date	Estimated % Complete
1	NPDS Project Development Site Selection	December 2017	December 2018	N/A	0%
2					
3					
4					
5					
6					
7					
8					

Risk

Table 3 – Significant Risks and Mitigations Strategies

Significant Risks and Mitigation Strategies	
Risk Statement and Explanation	Risk Mitigation Management Plan
New: Development Site Selection - no development site has been confirmed to date as a project location	An Administrative Report recommending a development site procurement plan is advancing to SPC-PDHDD in June 2018
New: Construction cost inflation associated with development site confirmation delay	An Administrative Report recommending a development site procurement plan is advancing to SPC-PDHDD in June 2018
New: With delays related to site selection it is uncertain if sufficient funds exist.	An Administrative Report recommending a development site procurement plan is advancing to SPC-PDHDD in June 2018
Ongoing: N/A	
Mitigated: N/A	

Financial

- Expenditures up to reporting period end date total \$485.00 for work associated with Public Engagement activities in winter 2017-2018.
- A Contract for consultant services is pending within the reporting period and will be confirmed/identified/accounted for in a subsequent report.

Funding

- No update.

Table 4 – Project Funding Forecast and Receivable: N/A

Funding Forecast and Receivable			
Funding Source	Adopted Budget (in millions)	Amended Budget (in millions)	Committed (in millions)
Class of Estimate	Class 4		
External Debt	20.0	20.0	-
Cash-to-Capital	3.4	3.4	-
	-	-	-
	-	-	-
Total	\$ 23.4	\$ 23.4	\$ -

Property Acquisition

Land implications will be determined once a site has been selected.

Stakeholder Engagements/Communications

Stakeholder Assessment

Stakeholder assessment was undertaken early in the project and occurred through the summer and fall of 2017. Stakeholder identification was developed in consultation with:

- Point Douglas Ward Councillor
- Mynarski Ward Councillor
- Community Services Department, with respect to community-based programming, services and facilities rental associated with uses of the Old Exhibition Grounds located at 80 Sinclair Street
- Transit Department, with respect to evaluating the site development opportunity associated with the Transit North Garage site at 1520 Main Street

Public Engagement

Public engagement activities in the form of community ‘open house’ and workshop meetings were held in November, 2017. An online survey was also conducted. Public engagement was implemented as a means of gauging public opinion of the project and to understand potential community impacts that would result from building North District Police Station at the Old Exhibition Grounds.

A stakeholder assessment and public engagement process and findings are reported in detail within the Office of Public Engagement’s “North District Police Station – Phase 1 Public Engagement Summary – Winter 2018” as to be included in the Administrative Report advancing to the Standing Policy Committee on Property and Development, Heritage and Downtown Development (SPC PDHDD) in June, 2018 respecting the procurement of a project development site.

Subsequent Events after Report Period End Date

An Administrative Report concerning development site procurement is advancing to SPC-PDHDD in June 2018.

FINANCIAL IMPACT

Financial Impact Statement

Date: May 28, 2018

Project Name:

North District Police Station (NDPS) & Archival and Exhibit Building

COMMENTS:

As this report is to be received as information only, there are no associated financial implications.

"Original Signed By"

Mike McGinn, CPA, CA
Manager of Finance

CONSULTATION

This Report has been prepared in consultation with:
WINNIPEG POLICE SERVICE

OURWINNIPEG POLICY ALIGNMENT

01-3 Prosperity Direction 1: Provide efficient and focused civic administration and governance. This report supports demonstration of accountability through service performance measurement and reporting.

SUBMITTED BY

Department: Planning, Property and Development
Division: Municipal Accommodations
Prepared by: B. Piniuta
Date: May 28, 2018

Appendices

Appendix A – Key Project Facts
Appendix B – Financial Forecast
Appendix C – Key Project Events (History)

Appendix A – Key Project Facts

Project Name	North District Police Station & Archival and Exhibit Building
Business Owner (Department)	Winnipeg Police Service
Project ID	6322003016
Project Sponsor	M. Jack
Department Responsible for Project Delivery	Planning, Property and Development
Consultant Engineer (Company Name)	Number Ten Architectural Group
Adopted Budget	\$23,380,000.00
Class of Estimate (Adopted)	Class 4
Range of Estimate (Adopted)	
Amended Budget	N/A
Class of Estimate (Amended)	
Range of Estimate (Amended)	
<u>Project Scope</u>	
Identify and procure a project development site (project location)	
Construct new civic assets: North District Police Station; Archival and Exhibit Building	
Construct supporting infrastructure and develop new facilities site	
Major Capital Projects Advisory Committee Membership:	
M. Jack, Chief Corp Services Officer (Chair)	
G. Perrier, District Chief (Business Owner Department Representative)	
C. Fernandes, Director of Community Services (External Department Representative)	
J. Kiernan, Director of Planning Property & Development (External Department Representative)	
G. Chartier, Chief Asset and Project Management Officer	

Appendix B – Financial Forecast

Due to site selection issues it is too early to provide a financial forecast on the project.

Appendix C – Key Project Events (History)

On July 23, 2003, Council approved implementation of the WPS Four District Model. The current WPS six district service delivery model is based on a municipal structure which existed prior to 1971. Contemporary policing issues led the WPS to review this service delivery structure and recommend realignment from six to four districts. The Four District Model encompasses replacement of five existing police stations with three newly constructed police stations within realigned service districts.

On February 21, 2006, Council approved the 2006 Capital Budget and the 2007 to 2011 Five-Year Forecast and recommended, along with the budget, that the Administration identify, investigate, and recommend Private - Public Partnerships (P3's) for the Four District Model project.

East District Police Station (EDPS) located at 1750 Dugald Road was substantially completed in September, 2007.

West District Police Station (WDPS) located at 2321 Grant Avenue followed with substantial completion occurring in November, 2013.

The Downtown District Station opened as part of the new Police Headquarters facility, 245 Smith Street, in October 2016.

Upon adoption of the 2017 Capital Budget on December 13, 2016, Council approved funding for the North District Police Station (NDPS) in the amount of \$20M for the facility build plus \$3.13M for land assembly, thereby enabling the NDPS project to proceed.

On June 21, 2017, Council ruled automatic referral of the following motion to the Standing Policy Committee on Property and Development, Heritage and Downtown Development:

WHEREAS the city's Old Exhibition Grounds has been used for recreation and leisure purposes for over one hundred years;

AND WHEREAS there is a shortage of sport fields in the Lord Selkirk West Kildonan Community Committee area;

AND WHEREAS whether crime prevention is achieved through sport or other measures, prevention needs to be facilitated to reduce the load on the Winnipeg Police Service;

AND WHEREAS the City of Winnipeg needs to play a role in crime prevention;

AND WHEREAS the North District police station needs to provide the same functionality as the other district stations to the public; 3

AND WHEREAS Winnipeg's perception of what area makes up the North End has grown to encompass West and old Kildonan;

AND WHEREAS Winnipeg Transit's north garage has come to its end of life, and the east rapid transit BRT corridor has a new bus garage in its plans on city owned property;

AND WHEREAS unlike the other district stations, there was no RFP put out to the private sector to identify privately owned property and to build the stations;

AND WHEREAS Property, Planning and Development leases buildings to the Winnipeg Police Service as Municipal Accommodations basically owns the assets under their portfolio of city assets;

THEREFORE BE IT RESOLVED that the Winnipeg Public Service undertake the needed activities to find a different property than the Old Exhibition Grounds for the North district police station.

On July 4, 2017, the Standing Policy Committee on Property and Development, Heritage and Downtown Development recommended to Council that the Council Motion of June 21, 2017 be referred to the Winnipeg Public Service for report back to the Standing Committee within 180 days, and be forwarded to the Executive Policy Committee and Council.

On July 19, 2017, Council concurred in the recommendation of the Standing Policy Committee on Property and Development, Heritage and Downtown Development Committee and directed the Winnipeg Public Service to undertake the needed activities to find a different property than the Old Exhibition Grounds for the North District police station and report back to Standing Committee in 180 days.

As part of the 2018 Capital Budget planning/development process, the 'Archival and Exhibit Building' project was consolidated with the pre-existing 'North District Police Station' project. The 2018 adopted budget included an additional \$250,000 for the NDPS project, bringing the total to \$23.38 million.

At its February 2, 2018 meeting, the Standing Policy Committee on Property and Development, Heritage and Downtown Development granted an extension of time to its meeting on June 8, 2018, for the Winnipeg Public Service to report back on the June 21, 2017 Council Motion.